

059.0

0001

0010.B

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

658,600 / 658,600

USE VALUE:

658,600 / 658,600

ASSESSED:

658,600 / 658,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KRITSEPISTAN--ETAL	
Owner 2: THEODORAKAKAIS ELIAS	
Owner 3:	

Street 1: 6505 SHADOW HAWK DR	
Street 2:	

Twn/City: CITRUS HEIGHTS	
St/Prov: CA	Cntry
Own Occ: N	

Postal: 95621	Type:
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PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains .173 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 2163 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS	
Item Code Description %	Item Code Description
Z I INDUSTRIAL 100	water
o	Sewer
n	Electri
Census:	Exempt
Flood Haz:	
D	Topo 1 Level
s	Street
t	Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	7525.000	147,000		511,600	658,600		39158
							GIS Ref
							GIS Ref
							Insp Date
							05/28/18

Total Card / Total Parcel

658,600 / 658,600



USER DEFINED

Prior Id # 1: 39158
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Date	Time
12/30/21	01:46:29

Date	Time
10/09/19	15:56:44

Sign:	VERIFICATION OF VISIT NOT DATA
/	/

Total AC/HA: 0.17275 Total SF/SM: 7525 Parcel LUC: 325 Store Prime NB Desc COMM AVG Total: 511,560 Spl Credit Total: 511,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 78 - Store		Rating:		Full Bath		Rating:		SUNSHINE CLEANERS NO FURNACE HEAT RADIATES FROM MACHINERY.																		
Sty Ht: 1 - 1 Story		Rating:		A Bath:		Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:		Rating:																				
Foundation: 3 - BrickorStone				A 3QBth:		Rating:																				
Frame: 2 - Steel				1/2 Bath:		Rating:																				
Prime Wall: 7 - Brick				A HBth:		Rating:																				
Sec Wall: 21 - Conc. Block	40%			OthrFix:		Rating:																				
Roof Struct: 4 - Flat				OTHER FEATURES																						
Roof Cover: 4 - Tar & Gravel				Kits:		Rating:		1st Res Grid Desc: Line 1 # Units																		
Color: TAN				A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:				Frl:		Rating:																				
GENERAL INFORMATION				WSFlue:		Rating:																				
Grade: C - Average				CONDOS INFORMATION																						
Year Blt: 1930	Eff Yr Blt:			Location:																						
Alt LUC:	Alt %:			Total Units:																						
Jurisdict:	Fact:	.		Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: 8	Phys Cond: FR - Fair	43. %		Functional:		%		Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wal 5 - Minimul				Economic:		%		Interior:																		
Sec Int Wall:		%		Special:		%		Additions:																		
Partition: T - Typical				Override:		%		Kitchen:																		
Prim Floors: 12 - Concrete					Total:	43.8 %		Baths:																		
Sec Floors: 4 - Carpet	20 %							Plumbing:																		
Bsmnt Flr: 12 - Concrete								Electric:																		
Subfloor:								Heating:																		
Bsmnt Gar:								General:																		
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 5 - None																										
Heat Type: 8 - None																										
# Heat Sys: 0																										
% Heated: 0	% AC:																									
Solar HW: NO	Central Vac: NO																									
% Com Wal	% Sprinkled	0																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 059.0-0001-0010.B												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value								
More: N	Total Yard Items:																					Total:				